



# Public Hearing

## ZC-23-04

### 2702 N IH 35 from FD and MH to HC

Consider approval of Ordinance 2023-24, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-23-04, by rezoning approximately 16.234 acres of land, more or less, out of the Joel Miner Survey, Abstract 321, Hays County, Texas, located at 2700 North Interstate Highway 35, at the intersection of the north bound frontage of Interstate Highway 35 and Saddle Run Way, from “MH” Manufactured Housing and “FD” Future Development to “HC” Heavy Commercial, or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



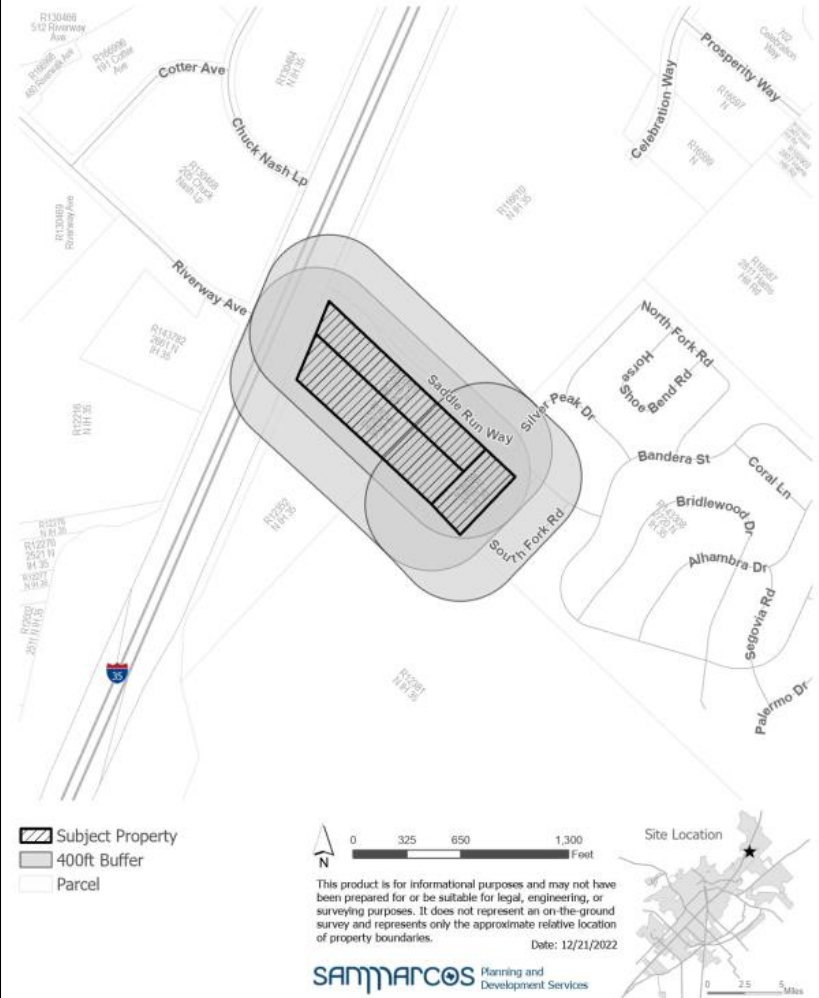
# Property Information

- Approximately 16.234 acres
- Located at the intersection of the north bound frontage of IH 35 and Saddle Run Way
- Located within City Limits

ZC-23-04

2702 N IH 35 FD & MH to HC

400ft Notification Buffer





- Currently Vacant and one single family residence
- Surrounding Uses
  - Manufactured Housing
  - Vacant





- Existing Zoning:  
Zoning District (MH and FD)
  - Allows Manufactured Housing, Community Garden, Residential and Agricultural
- Proposed Zoning:  
Zoning District (HC)
  - Allows commercial and manufacturing uses like Professional Offices, Restaurants, Indoor Recreation and Light Manufacturing







# Comprehensive Plan Analysis

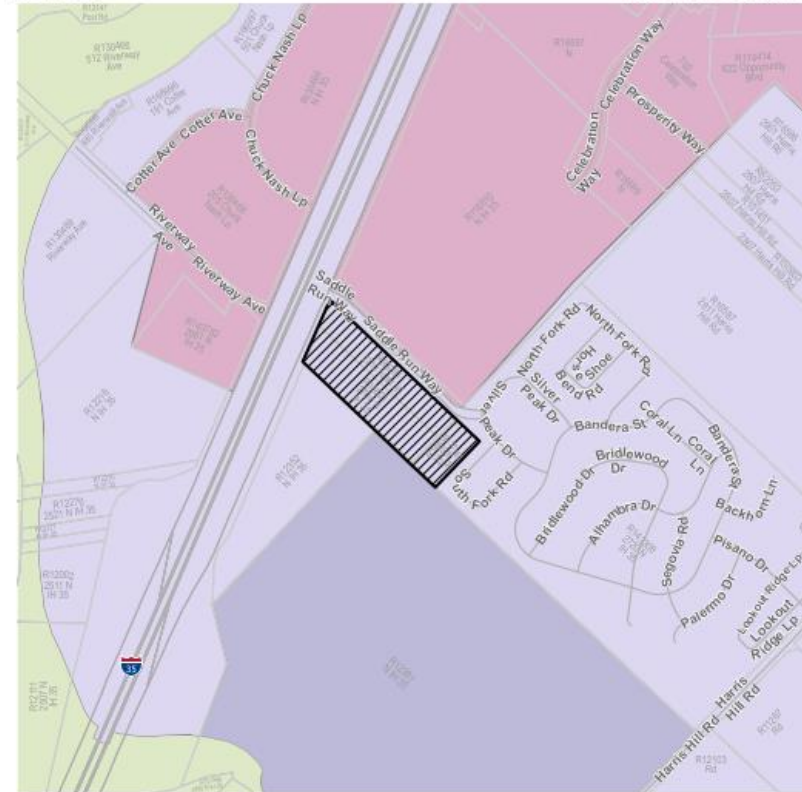
## Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario:  
Low Intensity
- Low Intensity: “Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” (Vision San Marcos)

ZC-23-04

2702 N IH 35 FD and MH to HC

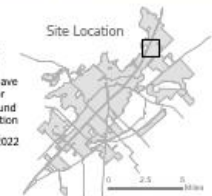
Preferred Scenario



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Date: 12/27/2022

**SAN MARCOS** Planning and Development Services





# Comprehensive Plan Analysis

**Step 2:** Is the request consistent with the Comprehensive Plan / District Translation Table?

**“Heavy Commercial (HC) within a “Low Intensity Zone.”**

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider

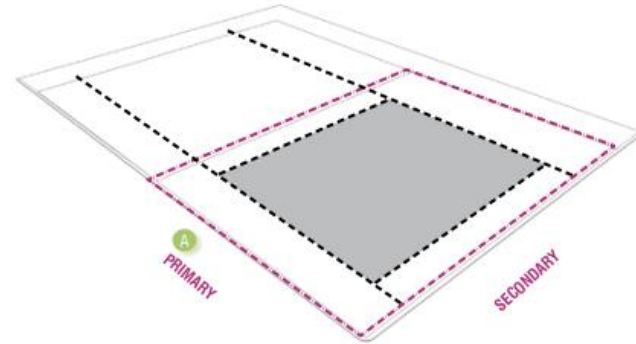


# Zoning Analysis

- For Heavy Commercial (HC):
- Intended for auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
- Typical building types include Civic and General Commercial
- Proposed use is for a variety of flex office tenants with light distribution needs

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



KEY

Property Line (ROW)  
Metrics on This and Facing Page

Setbacks  
Building Footprint

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

BUILDING TYPES ALLOWED

General Commercial	Section 4.4.6.12
Civic Building	Section 4.4.6.14

BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.



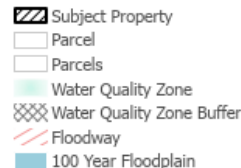
# Environmental Analysis

- Majority of the parcel is outside of the 100 Year Floodplain
- Located outside of the Edwards Aquifer Recharge, Contributing and Transition Zone

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400ft Environmental Features



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**SAN MARCOS** Planning and Development Services

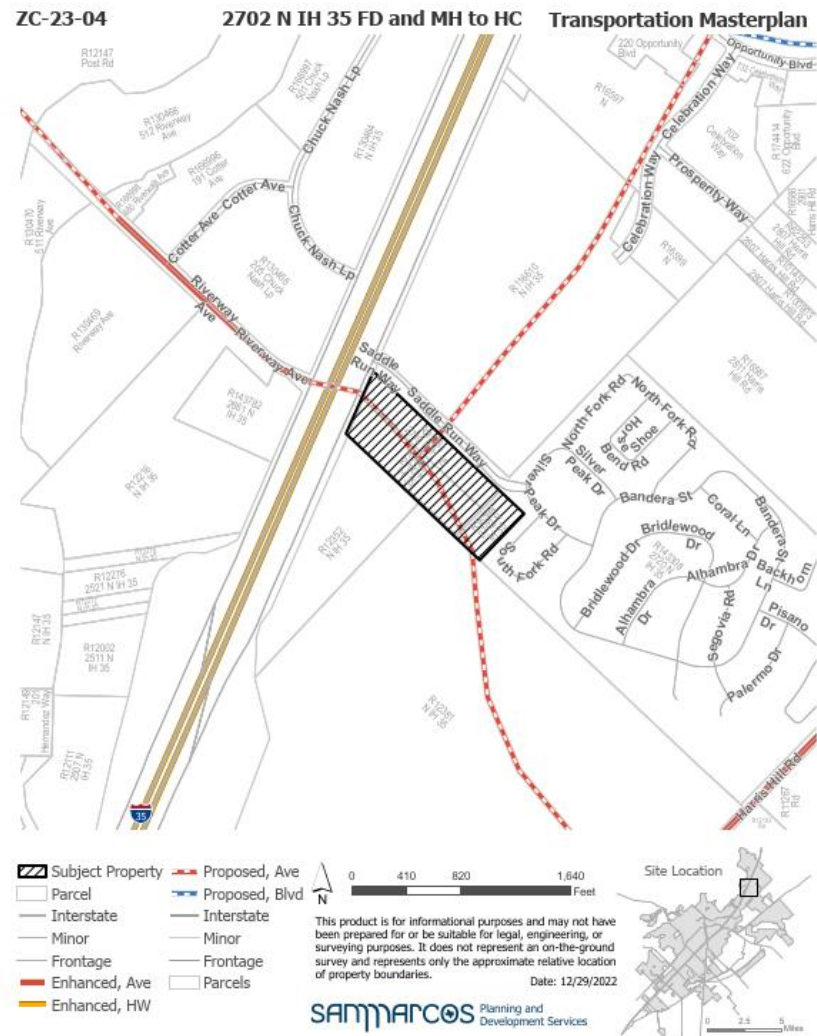






# Infrastructure

- **Streets**
  - Transportation Master Plan
    - Proposed Avenue
  - Block perimeter (5,000 feet max)
- **Utilities**
  - City of San Marcos Water / Wastewater
  - Pedernales Electric





# Proposed Restrictive Covenants

## **Prohibited Uses (as defined in Chapter 5 of the Land Development Code)**

- Waste Related Services
- Vehicle Services
- Gasoline Sales
- Truck Stop

## **Building Height**

- Will not exceed 40 feet in height

## **Buffer Requirements**

- A 30' landscaped buffer and masonry wall will be provided along the eastern boundary adjacent the Saddlebrook Manufactured Home Rental Community.



# Recommendation

- Planning and Zoning Commission recommended **denial** of ZC-23-04 as presented with an 8-0 vote.
- Staff recommended **approval** of ZC-23-04 as presented.



## Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Commercial (HC)
<b>Zoning Description</b>	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	Heavy Commercial (HC) is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Primarily commercial and manufacturing uses with some allowances for and public/institutional and agricultural uses (See Land Use Matrix). Waste related services are permitted by right in this district.
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	Dependent upon use	Depends on use.
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	Residential uses are not permitted
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories and 40'	4 stories and 62'
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, 5' minimum side, 20' minimum rear
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	6,000 sq. ft minimum
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	5,000 ft. Block Perimeter Max



## Zoning District Comparison Chart

Topic	Proposed Zoning: Manufactured Home (MH)	Proposed Zoning: Heavy Commercial (HC)
<b>Zoning Description</b>	The Manufactured Home (MH) District is intended to implement appropriate standards for manufactured housing developments.	Heavy Commercial (HC) is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
<b>Uses</b>	Community Garden, Urban Farm, accessory structures, manufactured home, mobile home community, travel trailers / RVs Short Term stays, various public and institutional uses (See Land Use Matrix)	Primarily commercial and manufacturing uses with some allowances or and public/institutional and agricultural uses (See Land Use Matrix). Waste related services are permitted by right in this district.
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	Depends on use. For example, two parking spaces are Required for each manufactured home site in accordance with the requirements for residential single family dwellings under Section 7.1.2.1 of the Development Code.	Depends on use.
<b>Max Residential Units per acre</b>	9 units per acre (max)	Residential uses are not permitted
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements based on Multi-Family landscape	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	4 stories and 62'
<b>Setbacks</b>	Measured from manufactured homes spaces. 10' minimum front; 5' minimum side; 20' minimum rear	20' minimum front, 5' minimum side, 20' minimum rear
<b>Impervious Cover (max)</b>	75%	80%
<b>Lot Sizes</b>	3,200 sf minimum lot area; 4,400 sf minimum lot area for corner lot; 40' minimum lot width; 55' minimum lot width for corner lot 80' minimum lot depth	6,000 sq. ft minimum
<b>Streetscapes</b>	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	5,000 ft. Block Perimeter max	5,000 ft. Block Perimeter max